



COMMERCIAL REAL ESTATE

3001 ½ Gill St.
Suite A
Bloomington, IL
61704
axis360.co



PRICE
\$700,000

FF&E
Included in sale

YEAR ESTABLISHED
1996

LEASEHOLD
\$4,064/month

TOTAL SALES
\$681,175 (2024)

HOURS
Tue-Sun 11 a.m. - 1 a.m.

REASON FOR SELLING
Owner is Retiring

102 W. WASHINGTON, BLOOMINGTON

ELROY'S | **FOR SALE**

Elroy's – Downtown Bloomington's Game-Day Headquarters Since 1996

When the game is on, you don't want to be stuck at home flipping between channels, missing the big plays and the big energy. You want a place where every seat has a view, the food actually hits the spot, and the beers don't break the bank.

That's Elroy's.

Located at 102 W. Washington in the heart of Downtown Bloomington, Elroy's has been a hometown favorite since the mid-'90s—a true neighborhood sports bar where regulars, families, and visiting fans all feel at home.

Whether you're grabbing **lunch downtown**, planning a **post-work happy hour**, or meeting friends for a **big-screen game-day experience**, Elroy's delivers the food, energy, and neighborhood feel that keep Bloomington-Normal coming back.

Game on at Elroy's – where the burgers are hot, the beers are cold, and there's always something on the big screen.

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative. This information is for illustrative purposes only.

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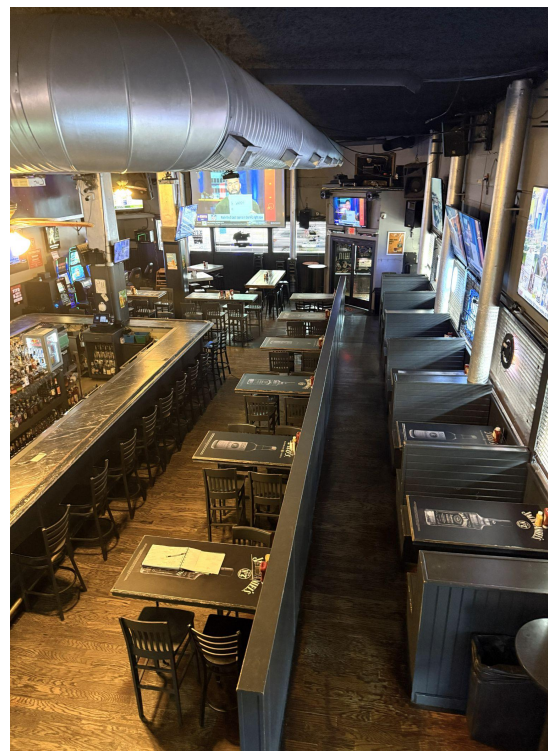


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102 W. WASHINGTON ELROY'S

- **Wall-to-wall sports:** Flat-screen TVs and giant projection screens tuned to football, hockey, basketball, baseball, and more—so you'll never miss a key moment.
- **Bloomington's exclusive Chicago Blackhawks bar:** Catch every face-off surrounded by fellow fans.
- **Full kitchen, full bar:** From burgers, wings, and tacos to shareable apps and late-night bites, plus a deep lineup of beer, cocktails, and game-day favorites.
- **Gaming & good times:** One of the largest gaming areas in town, featuring 5 video gaming machines so you can play while you watch.
- **Happy hour & daily specials:** Weekday happy hour, wing nights, and rotating food and drink specials that keep locals coming back.
- **DJ nights & nightlife:** DJs on select nights turn Elroy's into a downtown go-to for music, dancing, and late-night fun.



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102 W. WASHINGTON ELROY'S

Main Bar

- 14 TV's
- 3 Big Screen Projectors
- 1 Three- compartment sink
- 3 BTL Box
- 1 Glass Chiller
- 1 Glass Front Cooler
- 20 Tables
- 80 Stools
- Sound and DJ equipment

Upstairs

- 4 TV's
- 6 Tables
- 20 Stools

Kitchen

- 1 Type 1 Hood with Ansul System
- 2 Hand sinks
- 1 Charbroiler
- 3 Double Fryers
- 1 Stove
- 1 Sandwich coolers
- 1 Freezer
- 6 Racks
- 1 2 door Fridge
- 2 Mop buckets, mops
- Plates, pans, utensils, tableware, glassware

Downstairs Storage

- 2 Ice Machines
- 6 Racks
- Additional Wooden & Stainless Racks
- 1 Walk-in Freezer
- 1 Walk in Refrigerator

Downstairs Office

- 1 Desk & Chair
- 1 4 Drawer File Cabinet
- 6 Racks

Back Basement

- 4 Racks
- 1 Ice Freezer

Outdoor Seating

- 25 Tables
- 100 Chairs

Other

- Toast Point of Sale with Handhelds
- Chalkboards
- Lighting fixtures
- Decor
- Seasonal Decorations

ME Gaming Contract